

ARTICLE VIII

OFF-STREET PARKING AND LOADING AND LIGHTING REGULATIONS

Section Minimum Off-Street Parking Requirements - After the effective date of this Bylaw, off-street parking spaces shall be provided for every new structure, the enlargement of an existing structure, the development of a new land use or any change in an existing use in its entirety in accordance with the Table of Off-Street Parking Regulations and the other requirements contained herein.

Table of Off-Street Parking Regulations

Uses	Minimum Number of Off-Street Parking Spaces per Unit
Dwelling, single- and two-family units.	Two per unit.
Lodging house, dormitory, fraternity, sorority, YMCA, YWCA and similar types of group quarters.	One per rental or sleeping unit. Any bedroom or group of two beds in a single room constitutes a sleeping unit.
Theater, restaurant, gymnasium, auditorium, church, or similar place of public assembly with seating facilities	One for each four seats of total eating capacity.
Automotive retail and service establishment and other retail and service establishments utilizing extensive display areas, either indoor or outdoor which are unusually extensive in relation to customer traffic.	One per 1,000 sq. ft. of gross floor space. In the case of outdoor display areas, one for each 1,000 sq. ft. of lot area in such use.
Hotel, motel, tourist court	One for each sleeping room, plus one for each 400 sq. ft. of public meeting area and restaurant space.
Other retail, service, finance, insurance, or real estate establishment, medical/dental office building.	One per each 500 sq. ft. of gross floor space.

Table of Off-Street Parking Regulations (cont)

Uses	Minimum Number of Off-Street Parking Spaces per unit.
Wholesale establishment, warehouse, or storage establishment.	One per each 1,000 sq. ft. of gross floor space.
Manufacturing or industrial establishment	One per each 600 sq. ft. of gross floor space OR 0.75 per each employee of the combined employment of the two largest successive shifts, whichever is larger.
Hospital	Two per bed at design capacity.
Nursing Home	One per bed at design capacity.
Business, trade or industrial school or college, country clubs.	One per each 200 sq. ft. of gross floor area in classrooms and other teaching stations, plus space for gymnasium or auditorium, whichever has the larger capacity.
Other School	Two per classroom in an elementary and junior high school; four per classroom in a senior high school, plus space for auditorium or gymnasium, whichever has the larger capacity.
Community facility (town building, recreation, etc.)	One per each 400 sq. ft. of gross floor space.
Public utility	One for each 400 sq. ft. of gross floor space devoted to office space. One for each 800 sq. ft. of gross floor area per other use.
Transportation terminal establishment; home occupation	One for each 600 sq. ft. of gross floor area.

Table of Off-Street Parking Regulations (cont)

Uses	Minimum Number of Off-Street Parking Spaces per unit.
Any use permitted by this ordinance not interpreted to be covered by this schedule.	Closest similar use as shall be determined by the Building Inspector.

Section 8.02 Minimum Off-Street Loading and Unloading Requirements - For every building hereafter erected for Retail and Service, Wholesale, Transportation and Industrial, and Community Facility use as specified in the Table of Use Regulations and for every such use hereinafter established in an existing building or area, the off-street loading and unloading requirements presented in the Table of Off-Street Loading Regulations shall apply.

Table of Off-Street Loading Regulations

Use	Number of loading spaces per unit
Retail trade, manufacturing and hospital establishment with over 5,000 sq. ft. floor area	One per 20,000 sq. ft. or fraction thereof of gross floor area up to two spaces; one additional space for each 60,000 sq. ft. or fraction thereof of gross floor area over 40,000 sq. ft.; space used for ambulance receiving at a hospital is not to be used to meet these loading requirements.
Business services, other services, community facility (school, church, town building recreation, etc.) or public utility establishment with over 5,000 sq. ft. of gross floor area.	One per 75,000 sq. ft. or fraction thereof of gross floor area up to two spaces; one additional space for each 200,000 sq. ft. or fraction thereof of gross floor area over sq. ft.

Section 8.03 Existing Spaces - Parking or loading spaces being maintained in any district in connection any district in connection with any existing use on the effective date of this Bylaw, or any spaces subsequently provided in accordance with this Bylaw, shall not be decreased or in any way removed from service to the use originally intended to be served so long as said use remains, unless a number of parking or loading spaces is constructed elsewhere such that the total number of spaces conforms to the requirements of the tables of this Article, provided: this regulation shall not require the maintenance of more parking or loading spaces than is required according to the tables.

Section 8.04 Computation of Spaces - When the computation of required parking or loading spaces results in the requirement of a fractional space, any fraction of one-half or more shall require one space.

Section 8.05 Combined Facilities - Parking required for two or more buildings or uses may be provided in combined facilities on the same or adjacent lots subject to approval by the Building Inspector where it is evident that such facilities will continue to be available for the several buildings or uses. Recognizing that parking requirements in the underlying zoning district may hamper development of village-style land use and development, the Board may, by way of special permit, permit the reduction of the parking space requirements to 80 percent of that required in the Table of Off-Street Parking Regulations where uses on adjacent lots generate substantially different peak-hour parking lot use patterns. In determining the appropriate reduction, if any, the Board may give consideration to the hours of usage of the proposed use/structure, hours of usage of other uses/structures within the district, amount of "shared" parking with other uses, the opinions of merchants, residents and municipal officials as to the adequacy or inadequacy of parking spaces within the specific area of the proposed use/structure, as well as other relevant information to assist the Board in determining the need for additional parking for motor vehicles.

Section 8.06 Location and Design of Parking Spaces - Required off-street parking shall be provided on the same lot as the principal use they are required to serve or when practical difficulties as determined by the Board prevent their establishment upon the same lot, they shall be established no further than 300 feet from the premises to which they are appurtenant. The Board may permit parking spaces to be located greater than 300 feet but in no case further than 500 feet from the premises to which they are appurtenant where the applicant provides pedestrian improvements in addition to those required by this Bylaw, including but not limited to benches, lighting, bicycle racks and street trees, to the corridor between the parking spaces and the premises to which they are appurtenant.

- 1) Parking facilities and appurtenant driveways shall be designed to the extent feasible so as to gather pedestrians out of vehicle travel lanes and to maximize the safety and convenience of pedestrians walking between parked cars and business entrances as well as between external points and locations on site.
- 2) Pedestrian walkways shall be (i) integrated, to the extent feasible, into the interior and/or perimeter landscaping of parking lots; (ii) constructed with a paved or similarly firm surface, at least five (5) feet in width; and (iii) separated, to the extent feasible, from vehicular and parking areas by grade, curbing and/or vegetation, except for necessary ramps.
- 3) To the extent possible, parking areas within the B-1 zoning district shall be located to the side and rear of the structure, and shall include provisions for the "parking" of bicycles in locations that are safely segregated from automobile traffic and parking. No parking area shall be designed such that parking is within the required or authorized front yard setback.
- 4) To the extent possible, parking areas shall be shared with adjacent businesses in common ownership or where a written agreement to share parking exists between adjacent landowners.

- 5) Parking areas shall include adequate provisions for on-site retention and treatment of stormwater except where the Board determines that the overall site drainage plans are adequate.

Section 8.07 Location of Loading Spaces - The loading spaces required for the uses listed in the Table of Off-Street Loading Requirements shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this Bylaw.

Section 8.08 Parking and Loading Space Standards - All parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be either contained within structures, or subject to the following:

1. The area shall be effectively screened with suitable planting or fencing on each side which adjoins or faces the side or rear lot line of a lot situated in any "R" District.
2. The area and access driveways thereto shall be surfaced with bituminous or cement concrete material and shall be graded and drained so as to dispose of all surface water accumulation in accordance with acceptable engineering practices. The location of spaces shall be suitably marked by painted lines or other appropriate markings.
3. A substantial bumper of masonry, steel or heavy timber, or a concrete curb or berm curb which is backed, shall be placed at the edge of surfaced areas except driveways in order to protect abutting structures, properties and sidewalks and screening materials.
4. The layout of the parking area shall allow sufficient space for the storage of plowed snow unless removal by some other means is assured.
5. Any fixture used to illuminate any area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes.
6. There shall not be any storage of materials or equipment or display of merchandise within required parking area except as part of approved building operations.
7. Parking shall not be located within the required front yard area, between the front lot line and the required setback in any district except residential.
8. Parking and loading spaces other than those required for single-family dwellings shall be so arranged as not to permit backing of vehicles onto any street.
9. Parking and loading spaces serving new residential uses shall be surfaced with a durable pavement.

10. Any portion of any entrance or exit driveway shall not be closer than 50 feet to the curb line of an intersecting street except where subject to the provisions of Article XI, Section 11.11 in which case the minimum distance shall be 75 feet.
11. Any two driveways leading to or from a street, to or from a single lot, shall not be within 30 feet of each other at their intersections with the front lot line for an interior lot and 40 feet for a corner lot.
12. Any entrance or exit driveway shall not exceed 30 feet in width at the property line except for fire stations, in which case the widths may be increased to 40 feet.
13. The Board may, by way of special permit, permit the reduction of the parking space requirements to 80 percent of that required in the Table of Off-Street Parking Regulations where conditions unique to the use will reasonably justify such a reduction.
14. The board may, by way of special permit, permit the reduction of the size of the loading space where such reduced size is consistent with the dimensions of the commercial vehicle serving the premises.
15. The Board may, by way of special permit, permit the reduction of the size of the parking space to no less than 9 feet in width and 18 feet in length, plus 100 square feet of access and maneuvering space, for properties located within the B-1 zoning district where such reduced size allows for increased landscaping.
16. The Board may, by way of special permit, permit the reduction of the parking space requirements to 80 percent of that required in the Table of Off-Street Parking Regulations where there is adequate capacity to meet the standards set forth in the Table of Off-Street Parking Regulations within a Town-owned parking lot within 500 feet of the premises to which they are appurtenant.

Section General Exterior Lighting Design Standards
8.09

1. The provisions of this bylaw shall apply to business and industrial uses only.
2. The luminaries should be the shoe box type or decorative in nature (with interior directional shielded), consistent with the architectural theme of the development. Flood and area lighting is unacceptable. All luminaries shall have a total cutoff of all light at less than ninety (90) degrees from vertical.
3. Reflectors of proper distribution shall be selected for maximum efficiency. Reflectors and shielding shall provide total cutoff of all light at the property lines of the parcel to be developed.

4. The light fixture shall not exceed 20'-0" in height. Light fixtures utilized for walkway lighting shall not exceed 12'-0" in height.
5. Where wall pack type luminaries are utilized for outdoor lighting fixtures, the fixture shall be equipped with a prismatic lens to reduce glare. Wall pack lighting should be designed to a maximum cutoff of seventy (70) degrees from vertical. The location of wall pack luminaries shall not exceed 20'-0" in height.
6. The following footcandle levels shall be adhered to:
 - a. The maximum horizontal footcandle level (initial) as measured directly below the luminaries at grade ... 8.0 Fc
 - b. The minimum horizontal footcandle level (maintained) measured at the point of least illumination of grades ... 1.0 Fc